

**INVER GROVE HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY REGULAR MEETING  
TUESDAY, NOVEMBER 12, 2019 – 8150 BARBARA AVENUE**

**1 & 2 CALL TO ORDER/ROLL CALL** The Economic Development Authority (EDA) of Inver Grove Heights met on Tuesday, November 12, 2019, in the City Hall Council Chambers. President Piekarski-Krech called the meeting to order at 6:00 p.m. Present were Economic Development Authority Members Bartholomew, Dietrich, and Tourville; Executive Director Rand, City Attorney Kuntz, City Administrator Lynch, and Secretary Fox.

**3. CONSENT AGENDA**

**A. Minutes**

**Motion by Tourville, second by Bartholomew, to approve the minutes from the August 12, 2019 Regular Economic Development Authority Meeting.**

**Ayes: 4**

**Nays: 0      Motion carried**

**B. Claims**

**Motion by Tourville, second by Dietrich, to approve the disbursements from August 13, 2019 to November 12, 2019.**

**Ayes: 4**

**Nays: 0      Motion carried**

**4. REGULAR AGENDA**

**A. Consider Approval of 2020 EDA Work Plan**

Executive Director Rand summarized the major areas of the proposed 2020 EDA Work Plan, with the first being identifying and supporting smart, high-value growth opportunities. Part of the strategy involves conducting business retention and expansion visits with the City's top 15 employers to determine how best to support their continued growth in our community. She also suggests we establish some 'shovel-ready certified' sites in the City as we are likely missing opportunities by not having ready responses that developers demand for many large headquarters or office warehouses. Ms. Rand would also like to maximize the economic development opportunities along the City's major transportation corridors and improve the riverfront experience along Concord Boulevard and the Mississippi River.

The second part of the work plan is to support the development of a variety of housing types, such as workforce, market-rate, high-density, and senior housing. These will likely require incentives from the EDA/City Council.

The third part of the work plan is continuing to advance a business-friendly approach toward development. To that end, the City is planning on rolling out Cityview Portal this December, which is a software program that allows residents and contractors to apply for and pay for permits online via credit card. Staff would also like to explore the feasibility of electronic plan review for the purpose of improving efficiency, as well as look for other ways to improve the multi-department building permit-site review process. Staff also hopes to work on improving the City's economic development website pages. Ms. Rand opened the discussion for questions and comments.

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Boardmember Bartholomew stated regarding a business-friendly approach, he would like to implement a culture of problem solving in which rather than telling a developer no, staff works harder to educate the developer and put forth an alternative to get the project done. This is particularly important in the Northwest Area where flexibility and big picture thinking is necessary.

Executive Director Rand took note and will have that discussion with her staff.

Boardmember Tourville stated that Boardmembers would likely support getting add-ons for Cityview if it would make the process more efficient and less frustrating for the public.

President Piekarski-Krech liked the proposed work plan and asked if the properties with the potential to be shovel-ready were privately held.

Executive Director Rand replied that some were, and some were not. Her preference would be to partner with the private sector.

Boardmember Tourville recommended contacting the CDA towards the first of the year regarding starting a project on Concord Boulevard.

Executive Director Rand advised that the CDA recently indicated they would like to have a project started this spring.

### **B. Executive Director's Report**

President Piekarski-Krech advised that Progress Plus President Jennifer Gale could not attend tonight's meeting.

**Motion by Tourville, second by Bartholomew, to receive Ms. Gale's Progress Plus activity summary for the last quarter.**

**Motion carried (4/0)**

President Piekarski Krech asked Executive Director Rand if she participated in the visits with Dakota County Technical College, Inver Hills Community College, etc. to discuss working with businesses to address their talent concerns.

Executive Director Rand replied that up till now the lead with respect to workforce development activities has been the Chamber of Commerce and she has not been directly involved. She noted that moving forward with her own plan for business retention and expansion, the Inver Hills Community College President has committed to joining her on visits. This will be beneficial as they have specialized programs for larger employers that they will want to be responsive of. She applauded President Gale for her extremely active workload last quarter.

President Piekarski-Krech asked if the YMCA had closed their doors yet on their West St. Paul facility.

Executive Director Rand was not sure of the status of their move from the West St. Paul facility into their temporary Inver Grove Heights location.

Boardmember Tourville noted that the Certificate of Occupancy was granted last week for their temporary location.

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Boardmember Dietrich asked for clarification of the status of the Opening or Expanding a Business packet.

Executive Director Rand advised that the River Heights Chamber of Commerce created a rough draft of the packet. Inver Grove Heights Community Development staff then provided input on that draft and the hope is to have the final document created by the end of the year. The finished document will be available at City Hall, the Chamber, and will be posted on the City's website.

President Piekarski Krech suggested that information regarding the rules and regulations for home occupations be included in the packet.

Executive Director Rand noted that contact information was included in the packet but stated she would investigate verbiage regarding starting a home business.

### **5. NEXT MEETING:** February 10, 2020 at 5:00 p.m.

Boardmember Tourville advised the EDA of an upcoming MAC meeting and noted that he has been receiving complaints from residents regarding the altitude and number of flights over Inver Grove Heights and people being upset with the resulting increase in noise. He noted that in the past they have been told the City is outside of the noise contour area and therefore do not qualify for funding from the noise mitigation program. However, that may have changed with the increased flights over Inver Grove Heights. He suggested the City Council have a meeting with a MAC representative in early 2020.

Executive Director Rand advised that she regularly attends the bimonthly Noise Oversight Committee meetings and is aware that the flights overhead have increased by 9%. She plans to provide Boardmembers with a summary of NOC activities and noted that currently the cities of Eagan and Edina are building a case to get the FAA to do additional studies and provide solutions with respect to these additional flights. She noted that the City's at-large representative is in Edina.

Boardmember Tourville asked if citizens ever attended the Environmental Commission meetings, which has merged with the City's former Airport Commission.

Executive Director Rand replied that residents are not showing up at Environmental Commission meetings with aviation noise complaints, however, a representative from MAC attended their last meeting to update Commissioners on airport noise and there was at least one interested party who attended that meeting. Perhaps that same MAC staffer could attend a joint meeting with the City Council and the Environmental Commission in early 2020 to hear an update on airport activities. The MAC staff suggests that aircraft noise complaints be filed at [www.macnoise.com](http://www.macnoise.com) where they will be recorded and reviewed by MAC and the FAA.

### **6. ADJOURNMENT:** Motion by Tourville, second by Dietrich, to adjourn. The meeting was adjourned by unanimous vote at 6:37 p.m.